

Know all Men by these Presents,

That I, *Elijah Upton*, of *Brattleboro'*, in the County of *Windham*, and State of *Vermont* - Gentleman -

IN CONSIDERATION OF *three hundred dollars* to me

paid by

Eben Sutton, of *South Danvers*, in the County of *Essex* and State of *Massachusetts*, Esquire -

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said

Eben Sutton and his heirs and assigns forever, one undivided half of a certain parcel of land in said *South Danvers*, in *Spring Field*, so called, thus bounded, beginning at a stake in the private way, thence running W. by land now or late of *Daniel Buxton* seven and one third poles to a stone wall, - thence N. by land of heirs of *Sally Reed* and *Sarah Osborn* by said wall eleven poles to a stake, - thence E. by land now or late of *D. Buxton* four and one quarter poles to the said private way, - thence S. by said way nine and two thirds poles to the first mentioned bounds, reserving to said *D. Buxton*, his heirs and assigns the privilege to take a sufficient quantity of water from the spring for the use of his pasture adjoining, also laying pipes through his land - meaning hereby to convey to said *Sutton* one undivided half of the estate conveyed to me by said *D. Buxton* by deed recorded with *Essex Deeds B. 256. L. 131*.

To have and to hold the above granted premises, with all the privileges and appurtenances thereto belonging, to the said *Eben Sutton* his and their use and behoof forever. And I the said *Elijah Upton* for myself and my Heirs, Executors and Administrators, do covenant with the said *Eben Sutton* and his Heirs and Assigns, that I am lawfully seized in fee simple of the aforegranted premises; that they are free from all incumbrances, save as above

that I have good right to sell and convey the same to the said *Eben Sutton*

and his Heirs and Assigns forever subject as aforesaid; and that I will and my Heirs, Executors and Administrators shall WARRANT AND DEFEND the same to the said *Eben Sutton* and his Heirs and Assigns forever, against the lawful claims and demands of all persons, save as above:

In witness whereof, I the said *Elijah Upton* (having no wife.)

have hereunto set my hand and seal this ninth day of April in the year of our Lord eighteen hundred and fifty six: -

Signed, sealed, and delivered in presence of

Ephraim Brown

Elijah Upton



Essex ss. 9 April A.D. 1856

Then personally appeared the above named

Elijah Upton

and acknowledged the above instrument to be his free act and deed; before me,

Ephraim Brown

Justice of the Peace.

Eliza Winton
to
Eben Sutton
Essex. ss. Dec. 25. 1858.
30 m. part 8 a.m.
Recorded Book 571 leaf 29 v
copied by Chas. Brown Esq.